



**EXCLUSIVE LISTING**










**PINNACLE REALTY**  
OF NEW YORK, LLC

**42-07 20th Avenue  
Astoria, NY 11105**

**For Lease  
For Sale**

**Prime Astoria Industrial Building  
15,500 Sq. Ft. | Entire Block Front 20th Avenue**

Sq. Ft.	Types	Loading	Ceiling	Zoning	Parcel ID
 15,500	 Industrial Office	 2 Loading Doors	 20'	 M1-1	 Block 789 <hr/>  Lot 1



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

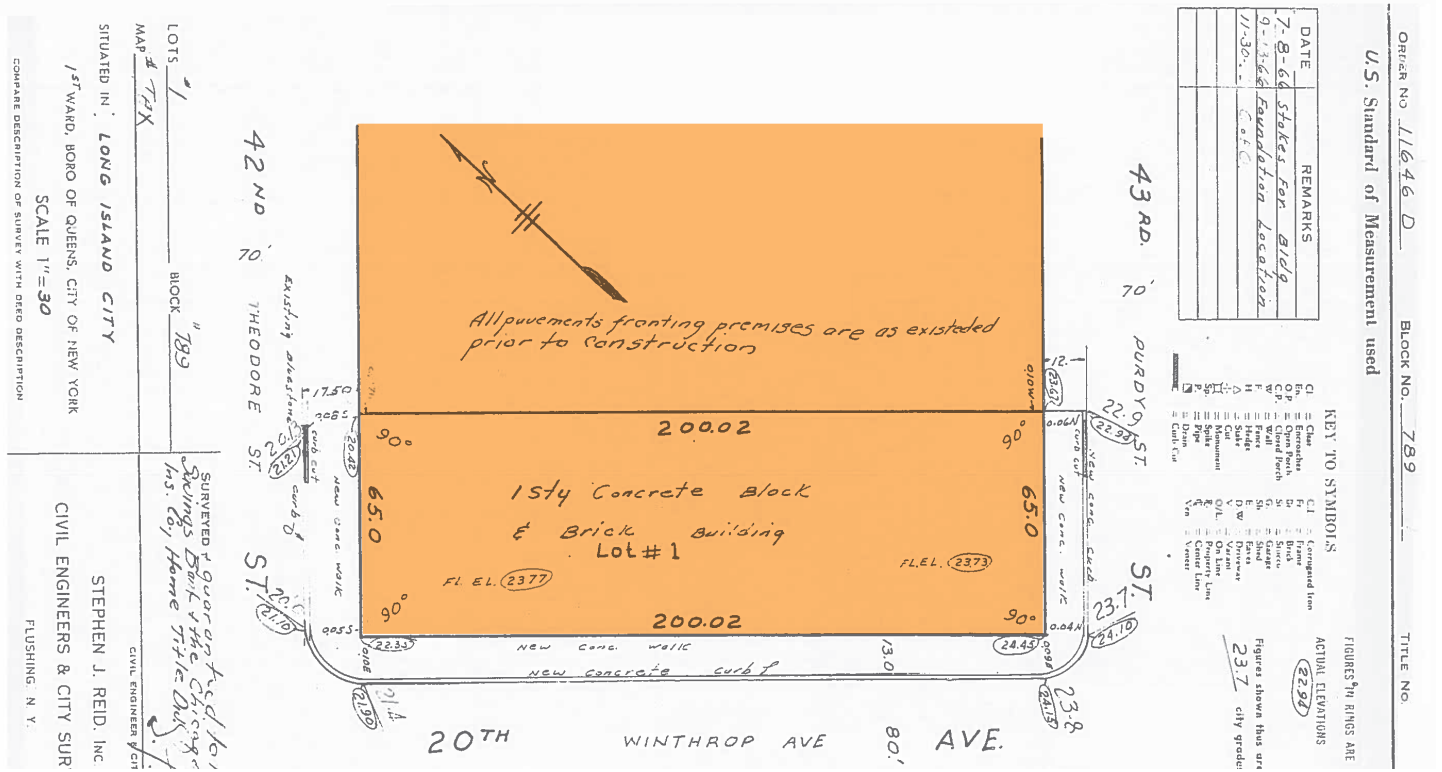
718-784-8282

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# INTERIOR WAREHOUSE PHOTO



# FLOOR PLAN

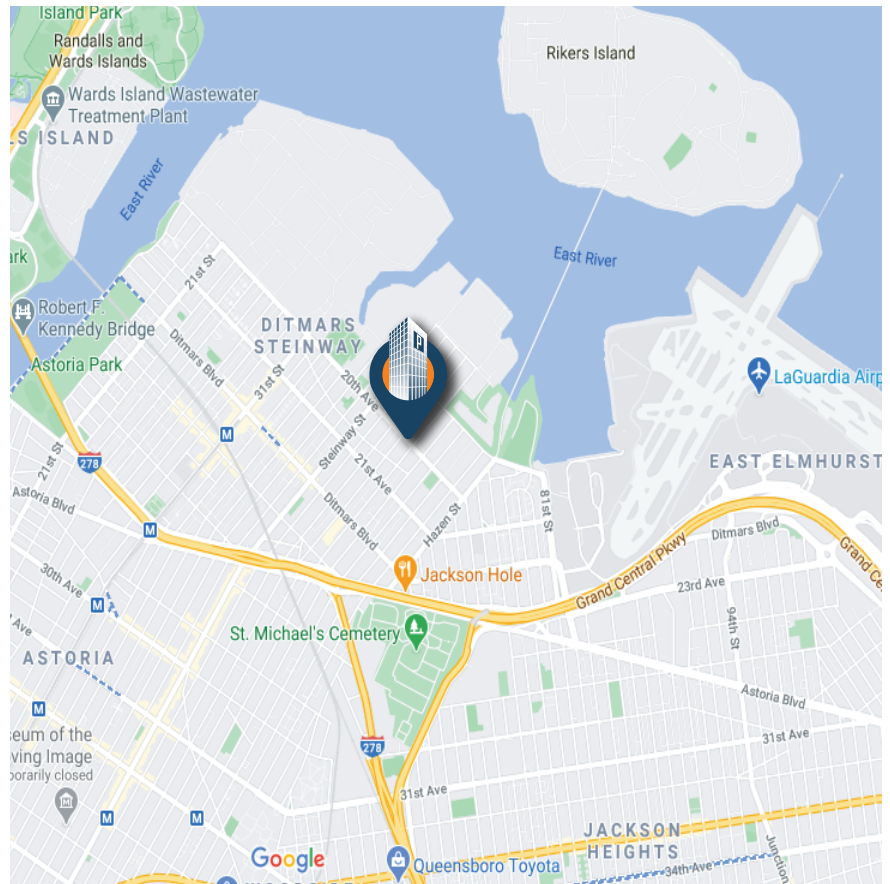


## FEATURES

- ✓ 13,000 Sq. Ft. Ground Floor
- ✓ 2,500 Sq. Ft. Mezzanine Office
- ✓ 3-Street Frontage -  
20th Avenue, 42nd Street,  
43rd Street
- ✓ 2 Drive-In Loading Doors
- ✓ 20' Ceiling Height
- ✓ Fireproof Construction
- ✓ Fully Sprinklered
- ✓ Street-to-Street Access



**Property Map**  
42-07 20th Avenue  
Astoria, NY 11105



## ESTIMATED TRAVEL TIMES



- 6 Minutes to Astoria Boulevard
- 9 Minutes to Brooklyn-Queens Expressway
- 5 Minutes to Grand Central Parkway
- 15 Minutes to Whitestone Bridge

## TRANSPORTATION



33rd Street/Rawson Street



Q101: 20th Ave/42nd St



LaGuardia Airport

## For More Information About This Property Contact Exclusive Agents:

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